



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch plat review for a subdivision of a single existing lot into 6 new residential lots and new public roadway / right-of-way dedication.		

APPLICATION INFORMATION		
Applicant/Owner: Greater Albuquerque Habitat for Humanity		Phone: 505-265-0057
Address: 4900 Menaul Blvd NE		Email: bill@habitatbq.com
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Isaacson & Arfman, Inc.		Phone: 505-268-8828
Address: 128 Monroe St NE		Email: ian@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: Owner's Civil Engineer		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: See Legal Description on following sheet		Block: - Unit: -
Subdivision/Addition: -		MRGCD Map No.: N/A
Zone Atlas Page(s): F-10	Existing Zoning: R1-B	UPC Code: 101006145500840505
# of Existing Lots: 1	# of Proposed Lots: 6	Proposed Zoning R1-B, no change
		Total Area of Site (Acres): 1.00 Ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4221 64th St NW	Between: Grand Teton Rd NW	and: Milne Rd NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
N/A		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 12/6/22
Printed Name: Ian Anderson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

Site Legal Description:

A Tract in SW SE SE Section 34 T11N R2E & NW NE NE Section 03 T10N R2E, N.M.P.M.
containing 1.00 Ac.

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? No if yes, indicate language: _____

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

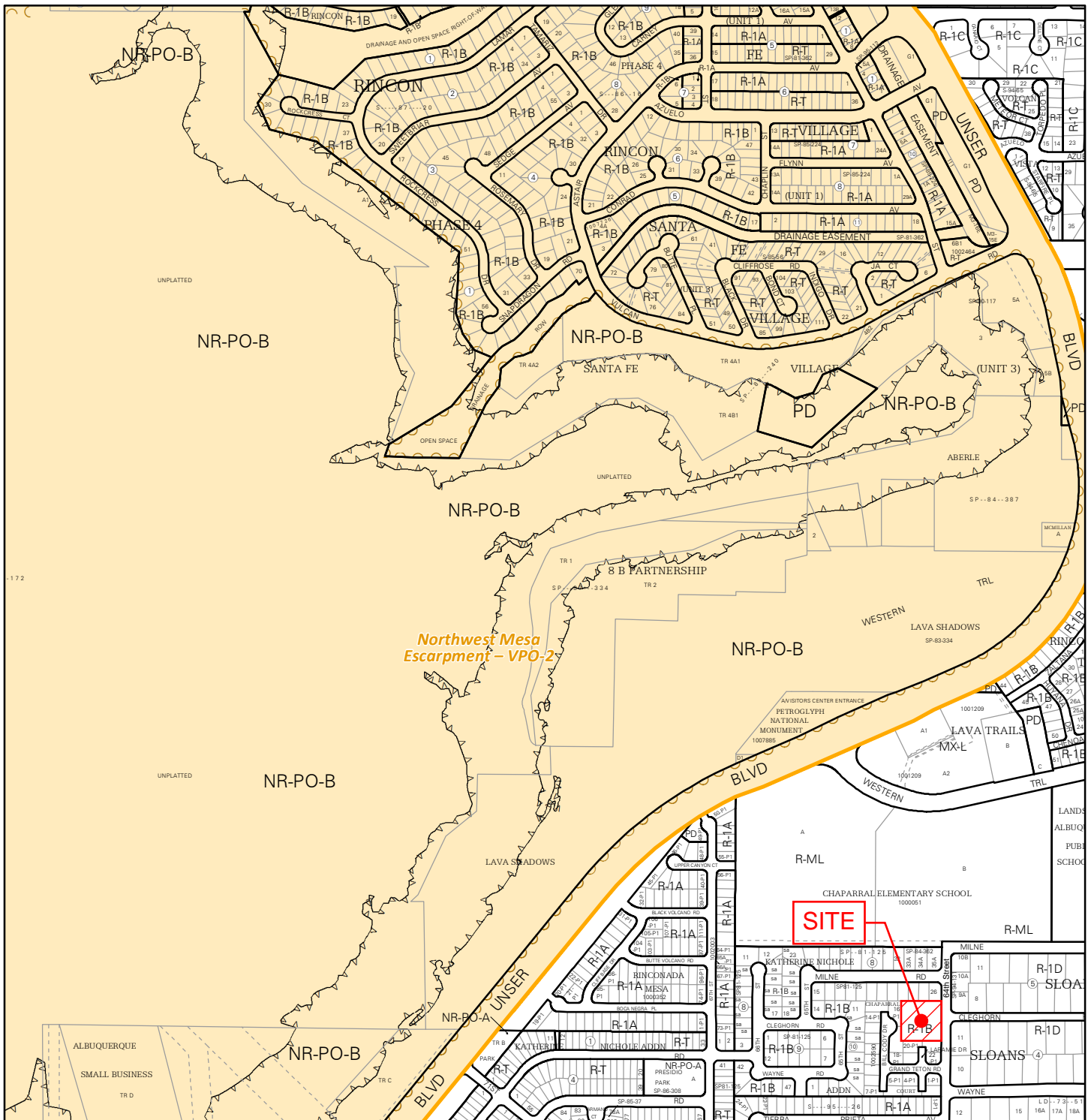
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

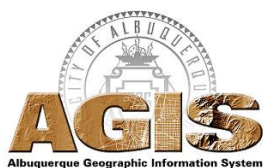
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

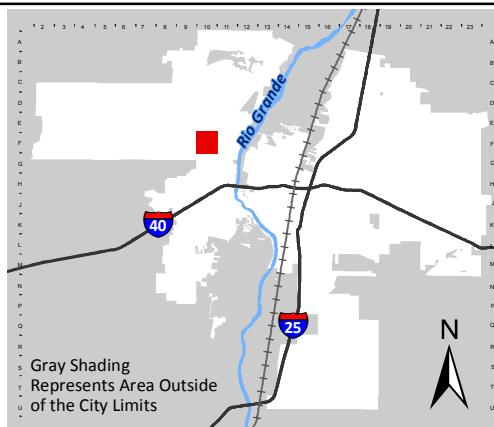


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

December 6, 2022

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: **64th Street Subdivision**
4221 64th Street NW
Albuquerque, NM 87120

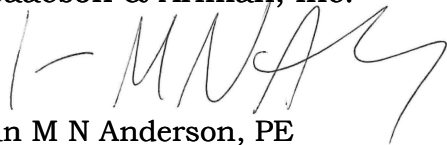
Subject: 64th Street Subdivision Sketch Plat Description

Isaacson & Arfman, Inc., agent for Greater Albuquerque Habitat for Humanity would like to request a Sketch Plat review for the referenced project. The 64th Street Subdivision project will look to construct six (6) new single-family residences and dedicate new areas of public roadway on an existing single residential lot. The development will require a subdivision action to establish the new lots and the public roadway extension which will provide access to the lots.

The development will include construction of new water main extension with metered water service lines, sanitary sewer main extension with sewer services, and public roadway with new sidewalk areas. The public sidewalk will be offset from the back of curb to provide a landscape buffer. The plat will establish the new lots, roadway, and proposed utility easements as required for utility service.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.



Ian M N Anderson, PE
Project Engineer

Attachments: Development Review Application, Form S2, Zone Atlas Page, Sketch Plat, Site Sketch Exhibit



VICINITY MAP (NOT SCALE)

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE SIX (6) LOTS AND A PUBLIC ACCESS ROAD FROM ONE (1) LOT AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB-
ZONE ATLAS INDEX NO. F-10
DATE OF SURVEY --
TOTAL NO. OF TRACTS EXISTING 1
TOTAL NO. OF LOTS CREATED 6
GROSS SUBDIVISION ACREAGE 1.00 ACRES
IDO ZONE DISTRICT R-1B

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
4. ALL LABELS MARKED AS "SET" ARE 5/8" REBAR WITH BLUE PLASTIC CAP MARKED PLS 21082

LEGAL DESCRIPTION:

A TRACT IN SW SE SE SEC 34 T11N R2E & NW NE NE SEC 3 T10N R2E CONTAINING 1.00 AC, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTH EAST CORNER OF SAID TRACT, THE SAME BEING ALONG THE WEST RIGHT OF WAY OF 64TH ST NW,

THENCE, LEAVING A POINT ALONG THE WEST RIGHT OF WAY OF 64TH ST NW, N89°56'09"W A DISTANCE OF 209.22' FEET;

THENCE, N00°07'51"E A DISTANCE OF 208.52' FEET;

THENCE, S89°51'46"E A DISTANCE OF 211.86' FEET TO A POINT ALONG THE WEST RIGHT OF WAY OF 64TH ST NW;

THENCE, ALONG THE WEST RIGHT OF WAY OF 64TH ST NW S00°51'25"W A DISTANCE OF 208.27' FEET TO THE POINT OF BEGINNING.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK, AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK, AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT :

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF
____, 2022, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082, DATE 11-21-2022

SKETCH PLAT
OF
64TH STREET SUBDIVISION
LOTS 1-6
ZONE DISTRICT R-1B M.R.G.C.D.,
SECTION 34 T11N, R2E & SEC.03 T10N R2E,N.M.P.M.
ALBUQUERQUE, NEW MEXICO
NOVEMBER 2022

PROJECT NUMBER: _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

ABCWUA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

MIDDLE RIO GRANDE CONSERVANCY DISTRICT _____ DATE _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS _____ DATE _____

QWEST CORPORATION D.B.A. CENTURY LINK QC _____ DATE _____

COMCAST _____ DATE _____

M.R.G.C.D.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 101006145500840505

BERNALILLO COUNTY TREASURE'S OFFICE: _____

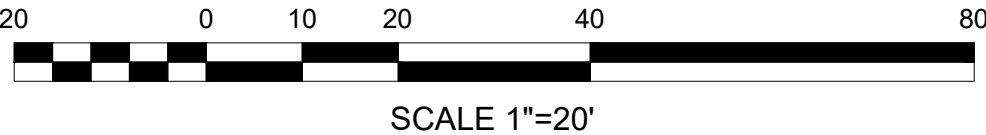


CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
575-644-0250

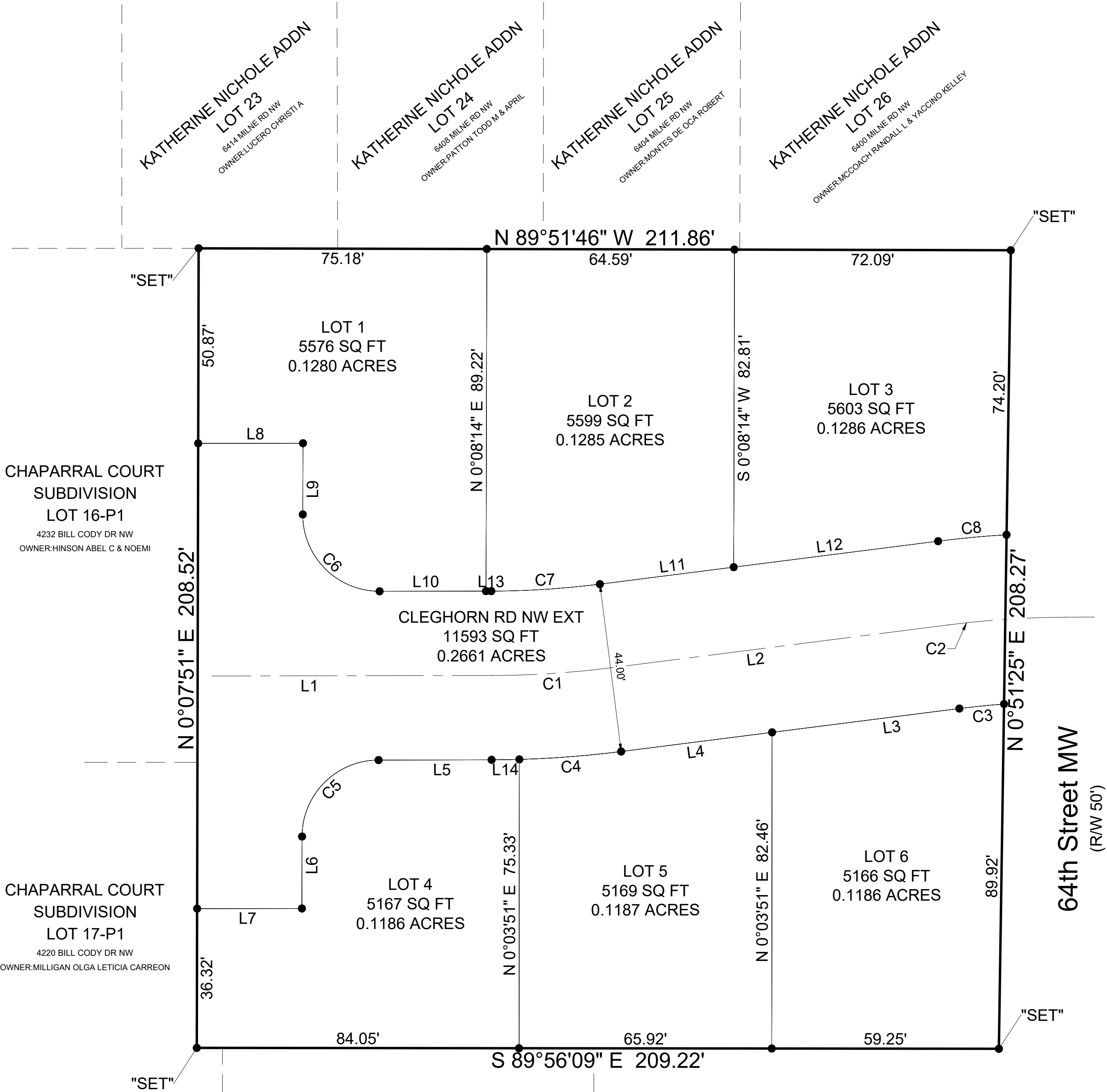
SKETCH PLAT
OF
64TH STREET SUBDIVISION
LOTS 1-6
ZONE DISTRICT R-1B M.R.G.C.D.,
SECTION 34 T11N, R2E & SEC.03 T10N R2E,N.M.P.M.
ALBUQUERQUE, NEW MEXICO
NOVEMBER 2022

Parcel Line Table		
Line #	Length	Direction
L1	72.98	S89° 53' 51.45"W
L2	88.92	S82° 45' 36.00"W
L3	49.24	N82° 45' 36.00"E
L4	39.68	N82° 45' 36.00"E
L5	29.48	N89° 53' 51.45"E
L6	18.76	N0° 07' 50.67"E
L7	27.33	N89° 55' 49.43"E
L8	27.33	S89° 55' 23.56"W
L9	18.57	N0° 07' 50.67"E
L10	27.76	S89° 53' 51.45"W
L11	35.18	S82° 45' 36.00"W
L12	53.75	S82° 45' 36.00"W
L13	1.38	S89° 53' 51.45"W
L14	7.23	N89° 08' 10.44"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	31.14'	250.00'	7°08'15"	N 86°19'44" E	31.12'	15.59'
C2	30.54'	250.00'	6°59'54"	S 86°15'33" W	30.52'	15.29'
C3	11.71'	228.00'	2°56'37"	N 84°13'54" E	11.71'	5.86'
C4	26.66'	272.00'	5°36'53"	N 85°34'03" E	26.64'	13.34'
C5	31.33'	20.00'	89°46'01"	N 45°00'51" E	28.23'	19.92'
C6	31.50'	20.00'	90°13'59"	N 44°59'09" W	28.34'	20.08'
C7	28.40'	228.00'	7°08'15"	S 86°19'44" W	28.38'	14.22'
C8	17.94'	272.00'	3°46'44"	S 84°38'58" W	17.94'	8.97'



CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
575-644-0250



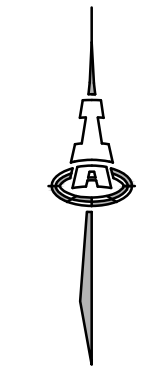
SOLAR COLLECTION NOTE:
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

CHAPARRAL COURT
SUBDIVISION
LOT 20-P1
4219 LARAMIE DR NW
OWNER:BENDIXEN THOMPSON D

LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "PLS 21082"

CHAPARRAL COURT
SUBDIVISION
LOT 21-P1
4220 LARAMIE DR NW
OWNER:MERHEB KHEIRALLAH RACHED



DATE: 10/17/22

ENGINEER'S ISSUE: CERTIFICATION	PROJECT NUMBER: IA 2415
FILE:	
DRAWN BY: IMNA	
CHECKED BY: FCA	
DATE: 12-06-20	

[illegible]

PRELIMINARY
SITE SKETCH
EXHIBIT

Page 10 of 10



CLEGHORN RD NW

5' OFFSET

EX CLEGHORN RD NW
CENTERLINE

NOTES:
ALL LOTS TO REMAIN AS ZONE DISTRICT R-1B

LOT SIZE = 5,000-SF MIN

LOT WIDTH = 35-FT MIN

R-1B SETBACK REQUIREMENTS (BUILDABLE AREA SHOWN AS DASHED LINE ON EACH LOT):

- FRONT SETBACK = 15-FT MIN
- REAR SETBACK = 15-FT MIN
- INTERIOR SIDE SETBACK = 5-FT MIN
- STREET SIDE SETBACK = 10-FT MIN